

TOWN OF NEWSTEAD – ZONING BOARD OF APPEALS
MINUTES of July 19, 2005

Present: Corky Kepler
Bill Kaufman
Dave Wakeman
Peter Randall
Rebecca Baker – Zoning Officer
Jennifer Heberling – Recording Secretary

Absent: Ike Cummings

Bill called the meeting to order at 7:35 PM and led the Pledge of Allegiance to the American flag.

Dave motioned to approve the minutes from June 21, 2005, seconded by Bill and all approved.

Use Variance – John Randall – Akron Airport

The use variance request to build a 4500 square foot hangar on a 100' x 100' portion of land owned by the Christian Airmen to store a plane that is already on the property was discussed. Newstead Town Code states that construction of an additional hangar at the existing airport, located on John Street, is an expansion of a non-conforming use. Fred Pask appeared to represent John Randall. John has a 99 year lease from Christian Airmen and has had his airplane at the airport for 18 years. Mr. Randall owns 2 airplanes and they are for personal use only. Mr. Randall owns land south of airport and he was approached to sell land to the airport regardless of putting up his own hangar. His airplane has a 52' wingspan and there is no other hangar large enough to accommodate it. Mr. Randall's hangar is limited to 4500 square feet per his lease with the airport and there would be no sub-leasing allowed.

- Copy of the airport's master plan was supplied by Fred Pask and shown to the board.
- Peter Randall stated that there is no relationship between him and John Randall.

Mr. Randall stated that after the 99 year lease or if something were to happen to him, the hangar would revert back to the airport. He stated that he gave the airport an approximate discount of \$250,000 on the property he sold them and that 3 small airplanes would fit in the hangar he would like to construct.

- Discussion on keeping the hangar within John Randall's family.
- Both planes are here all winter. The second plane is kept in the Adirondacks during the summer.
- John has already met with Nathan Neill regarding this situation and he stated that Mr. Neill tends to agree with his position.
- Mr. Randall is currently paying rent for outside storage of his planes to the airport.

Since no one else appeared to speak, Peter made a motion to close the public hearing at 8:05PM. Dave seconded, and all approved.

Peter made a motion to approve Mr. Randall's variance request with the following conditions:

- The hangar is to stay in the Randall family. When it reverts back to the Christian Airmen, they will have to apply for a new variance.
- No new aircraft in the vacant spots that Mr. Randall currently leases.
- Personal use by the Randall family only. No subletting allowed.
- Mr. Randall must adhere to the conditions of the lease he has with Christian Airmen.

Corky seconded motion.

Bill – Aye
Dave – Aye
Peter – Aye
Corky – Aye

The Board would like Mr. Neill to review Mr. Randall's lease and to finalize the wording on the above conditions. This variance is also contingent on the airport agreeing with said conditions.

Peter motioned to adjourn the meeting at 8:30 PM, seconded by Corky and all approved.

Respectfully submitted,
Jennifer L. Heberling
Recording Secretary